



## Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

**OCTOBER 7, 2019**

**9:30**

**Calendar No. 19-215**

**2326 Althen Avenue**

**Ward 14**

**Jasmine Santana**

**18 Notices**

Forward Living OZ Properties, LLC., owner, proposes to change the use of an existing two family residence to a three family residence in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of Section 355.04(b) which states that the Minimum Lot Area required is 7,200 square feet and the appellant is proposing 4,173 square feet. This section also states that the Maximum Gross Floor Area shall not be greater than 50 percent of Lot Size or in this case 2,087 square feet and the appellant is proposing 3,000 square feet. (Filed August 30, 2019)

**9:30**

**Calendar No. 19-216**

**3281 W. 23 Place**

**Ward 14**

**Jasmine Santana**

**16 Notices**

Eric Lutzo, prospective purchaser, proposes to construct a new three family residence and 3 paved parking spaces on a City of Cleveland Land Bank Lot in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that accessory uses shall be on the rear half of lot at 47 feet back from the front property line and the appellant is proposing 28'-6".
2. Section 355.04(a) which states that the Required Minimum Lot area is 7,200 square feet and the appellant is proposing 3,053 square feet. The maximum Gross Floor Area shall not be greater than 50 percent of the lot size or in this case 1,526 square feet and the appellant is proposing 2,053 square feet.
3. Section 357.09(b)(2)(D) which states that the minimum distance from property line is 7 feet and the appellant is proposing 3 feet. This section also states that the required total of both Interior Side Yards is 14 feet and the appellant is proposing 11 feet for dwelling and 7 feet for porches. The minimum distance between buildings on adjacent lot is 10.
4. Section 357.13(c) which states that a wooden garden trellis is not a permitted Interior Side Yard Encroachment.
5. Section 341.02 which states that City Planning approval is required prior to issuance of building permit. (Filed August 30, 2019)

**9:30**

**Calendar No. 19-219**

**1389 E. 111 Street**

**Ward 9  
Kevin Conwell  
9 Notices**

Famicos Foundation proposes to construct a new single family house on a City of Cleveland Land Bank Lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of Section 337.23(6)(B)(2)(b) of the Cleveland Codified Ordinances which states that garage doors of an attached garage shall be a maximum of 24 feet from Interior Side yard Line and the appellant is proposing 29 feet. (Filed September 4, 2019)

**9:30**

**Calendar No. 19-220**

**10930 Churchill Ave.**

**Ward 9  
Kevin Conwell  
12 Notices**

Famicos Foundation proposes to construct a new single family house with attached garage on a City of Cleveland Land Bank Lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a)(6)(B)(2) which states that garage doors of attached garages shall be a maximum of 24 feet from the Interior Side Yard and the appellant is proposing 27 feet.
2. Section 357.05(a) which states that a Side Street Yard Setback of 5 feet is required and the appellant is proposing 4.8' (Filed September 4, 2019)

**9:30**

**Calendar No. 19-221**

**1448 E. 115 St.**

**Ward 9  
Kevin Conwell  
15 Notices**

Famicos Foundation proposes to construct a new single family house and a detached garage on a City of Cleveland Land Bank Lot in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of Section 353.05 which states that an accessory building shall not be located less than 15' from a main building on an adjacent lot and the appellant is proposing 7 feet (Filed September 4, 2019).

**9:30**

**Calendar No. 19-223**

**3283 W. 23 Place**

**Ward 14  
Jasmine Santana  
16 Notices**

Eric Lutzo, owner, proposes to change use of a two-family dwelling to a three-family dwelling in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2) which states that the required interior side yards for a three-family dwelling shall not be less than 7 feet and the appellant is proposing less than 3 feet (actual distance is not provided)

2. Section 355.04(b) which states that the required lot area for a three-family dwelling shall not be less than 7,200 square feet and the existing lot area is 3,003 square feet (Filed September 9, 2019)

**9:30**

**Calendar No. 19-224:**

**5215 Tillman Ave.**

**Ward 15**

**Matt Zone**

**13 Notices**

Barkley LLC., owner, proposes to erect a new second floor on existing footprint of a single family house located in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of Section 359.01 which states that Expansion of an existing nonconforming use requires the Board of Zoning Appeals approval. The existing interior side yards are nonconforming in that the code requires not less than 3 feet and the existing interior side yard is 1.1 feet. (Filed September 10, 2019).

**POSTPONED FROM SEPTEMBER 16, 2019**

**9:30**

**Calendar No. 19-117:**

**2036 West 38 Street**

**Ward 3**

**Kerry McCormack**

**9 Notices**

Ruby Kumar, owner, proposes to create 4 concrete parking spaces and new drive apron to existing single family residence in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that all parking spaces shall be located on rear half of lot at 60 feet.
2. 349.05(a) which states that no parking space shall be located within 10 feet of any wall of a residential building that contains ground floor windows.
3. Section 349.07(c)(1) which states that only one such driveway shall be permitted for each 100 feet of frontage of the lot providing such parking spaces. (Filed May 24, 2019- NO TESTIMONY) *THIRD POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME FOR BLOCK CLUB REVIEW. SECOND POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT. FIRST POSTPONEMENT WAS MADE AT THE REQUEST OF THE DEVELOPMENT CORPORATION TO ALLOW TIME FOR FURTHER COMMUNITY REVIEW.*